

"The City With a Heart"



Perry Peterson, Chair
Mary Lou Johnson
Kevin Chase
Joe Sammut
Sujendra Mishra
Rick Biasotti

AGENDA

PLANNING COMMISSION MEETING

May 6, 2014
7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: March 18, 2014

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibit the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS *Note:* If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. Request for amendments to the Municipal Code to implement programs contained in the adopted 2007-2014 Housing Element:

1. Add Chapter 12.240 (Reasonable Accommodation) to Title 12 (Land Use) of the San Bruno Municipal Code to establish a process for persons with disabilities to seek a modification to zoning regulations.

2. Add Chapter 12.250 (Density Bonus) to Title 12 (Land Use) of the San Bruno Municipal Code to provide provisions for density bonuses for residential developments with affordable housing units.
3. Amend Section 12.96.110 regulating emergency shelters in the C- General Commercial district and add Section 12.84.220 (Emergency Shelters) to Title 12 (Land Use) of the San Bruno Municipal Code to allow emergency homeless shelters as a permitted use subject to location requirements and performance standards.
4. Amend Section 12.80.445 of Title 12 (Land Use) of the San Bruno Municipal Code to amend the definition of “Special residential care facility” to include transitional housing and supportive housing.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the June 12, 2014 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on May 20, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.